

CURRENT PLANNING FEES

Effective December 1, 2013

TYPE OF APPLICATION OR FEE	FEES
ZONING MAP CHANGES (REZONING)**	
Residential, not Multi-Family, 1 acre or less	\$ 750.00 Application Fee +\$ 30.00 Technology Surcharge +\$ 655.00 Notification Surcharges* = \$1,435.00 TOTAL FEE
Modifications to Existing Design Guidelines	\$ 750.00 Application Fee +\$ 30.00 Technology Surcharge +\$ 655.00 Notification Surcharges* = \$1,435.00 TOTAL FEE
Residential, not Multi-Family or PDR, greater than 1 acre and less than or equal to 20 acres	A total of: \$2,250.00 Base Fee +\$ 55.00 Per Acre (rounded up) + 4% Technology Surcharge on above +\$ 655.00 Notification Surcharges*
Residential, not Multi-Family or PDR, greater than 20 acres	A total of: \$3,500.00 Base Fee +\$ 55.00 Per Acre (rounded up) + 4% Technology Surcharge on above +\$ 655.00 Notification Surcharges*
PDR	A total of: \$4,500.00 Base Fee +\$ 55.00 Per Acre (rounded up) + 4% Technology Surcharge on above +\$ 655.00 Notification Surcharges*
Office, Residential Multi-Family, Mixed Use, Commercial, Industrial or Research	A total of: \$4,000.00 Base Fee +\$ 65.00 Per Acre (rounded up) + 4% Technology Surcharge on above +\$ 655.00 Notification Surcharges*
Development Plan as Site Plan/Preliminary Plat	A total of: <ul style="list-style-type: none"> ▪ Half of zoning base fee, plus ▪ Half of site plan or preliminary plat base fee, plus ▪ 4% Technology Surcharge, plus Surcharges for advertising, letter notice, and signs
Re-Reviews (applies to all development applications)	Half of original filing fee, plus 4% Technology Surcharge –Fees are applicable following initial, first, and second re-review; and are charged for each subsequent review

*If multiple signs are necessary to adequately notify neighbors, extra fees will be charged.

**The list of notification surcharges is on page 8.

TYPE OF APPLICATION OR FEE	FEES
LAND USE PLAN AMENDMENT**	
Land Use Plan Amendment	\$2,100.00 Application Fee +\$ 84.00 4% Technology Surcharge +\$ 555.00 Notification Surcharges = \$2,739.00 TOTAL FEE
BOARD OF ADJUSTMENT**	
Custodial Care (single family residential unit on same lot as primary residential unit, for custodial purposes)	\$ 75.00 Application Fee +\$ 3.00 4% Technology Surcharge +\$383.00 Notification Surcharges* = \$461.00 TOTAL FEE
Small Day Care Use Permit (care for up to 12 persons)	\$475.00 Application Fee +\$ 19.00 4% Technology Surcharge +\$383.00 Notification Surcharges* = \$877.00 TOTAL FEE
Non-Revenue Generating Single Family Projects (fences, etc.)	\$475.00 Application Fee +\$ 19.00 4% Technology Surcharge +\$383.00 Notification Surcharges* = \$877.00 TOTAL FEE
Wireless Communications Facilities Minor Use Permit	\$3,165.00 Application Fee +\$ 126.60 4% Technology Surcharge +\$ 383.00 Notification Surcharges* = \$3,674.60 TOTAL FEE
Independent Professional Consultant Review	\$5,000.00 (charged separately)
Appeal	\$300.00 Application Fee +\$ 12.00 4% Technology Surcharge +\$383.00 Notification Surcharges = \$695.00 TOTAL FEE
All other BOA Applications (any other Use Permit, including Design Special Use Permit, Variance, etc.)	\$1,300.00 Application Fee +\$ 52.00 4% Technology Surcharge +\$ 383.00 Notification Surcharges* = \$1,735.00 TOTAL FEE
MAJOR SPECIAL USE PERMITS**	
Wireless Communications Facilities Use Permit (<i>Consultant's fee charged separately</i>)	\$3,165.00 Application Fee +\$ 126.60 4% Technology Surcharge +\$ 383.00 Notification Surcharges* = \$3,674.60 TOTAL FEE
Traffic Impact Analysis (TIA) Use Permit	\$2,025.00 Application Fee +\$ 81.00 4% Technology Surcharge +\$ 383.00 Notification Surcharges* = \$2,489.00 TOTAL FEE
All Other Major Use Permit Applications	\$2,025.00 Application Fee +\$ 81.00 4% Technology Surcharge +\$ 383.00 Notification Surcharges* = \$2,489.00 TOTAL FEE

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TYPE OF APPLICATION OR FEE	FEES
OTHER GOVERNING BODY HEARINGS**	
Vested Rights Determination	\$1,500.00 Application Fee +\$ 60.00 4% Technology Surcharge +\$ 330.00 Notification Surcharge =\$1,890.00 TOTAL FEE
SITE PLANS	
Administrative Site Plan - Level 1 (requires only Planning Department review with no change in stormwater management; or the improvements consist solely of streetscape alterations)	\$150.00 Application fee +\$ 6.00 4% Technology Surcharge =\$156.00 TOTAL FEE
Administrative Site Plan – Level 2A (involves less than 200 sq.ft. of new impervious surface)	\$500.00 Application fee +\$ 20.00 4% Technology Surcharge =\$520.00 TOTAL FEE
Administrative Site Plan – Level 2B (involves 200 sq.ft. or more of new impervious surface)	\$ 1,000.00 Application Fee +\$ 40.00 4% Technology Surcharge =\$1,040.00 TOTAL FEE
Administrative Site Plan – Level 3 (stormwater management or a change in stormwater management is required or proposed)	A total of: \$2,500.00 Base Fee +\$25 per 1,000 s.f. gross building area (rounded up), and/or +\$25 per lot, and/or +\$25 per attached dwelling unit + 4% Technology Surcharge on above
Administrative Site Plan – Level 4 (requires a TIA)	A total of: \$3,500.00 Base Fee +\$25 per 1,000 s.f. gross building area (rounded up), and/or +\$25 per lot, and/or +\$25 per attached dwelling unit + 4% Technology Surcharge on above
Major Site Plan	A total of: \$4,000.00 Base Fee +\$25.00 per 1,000 s.f. gross building area, (rounded up), and/or +\$25.00 per lot, and/or +\$25.00 per attached dwelling unit + 4% Technology Surcharge on above +\$100.00 Letter notice for projects requiring governing body approval
Development Plan as Site Plan/Preliminary Plat	A total of: <ul style="list-style-type: none"> ▪ Half of zoning base fee, plus ▪ Half of site plan or preliminary plat base fee, plus ▪ 4% Technology Surcharge, plus Surcharges for advertising, letter notice, and signs**

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TYPE OF APPLICATION OR FEE	FEES
Architectural Review (per Sec. 3.24 of the Durham Unified Development Ordinance)	\$150.00 Application Fee +\$ 6.00 4% Technology Surcharge = \$156.00 TOTAL FEE
Re-Reviews	See Zoning Map Changes, Re-Reviews, pg. 1
TRAFFIC IMPACT ANALYSIS (TIA)	
TIA less than 1,000 peak hour trips	\$4,000.00 Application Fee +\$ 160.00 4% Technology Surcharge = \$4,160.00 TOTAL FEE
TIA equal to or greater than 1,000 peak hour trips	\$6,000.00 Application Fee +\$ 240.00 4% Technology Surcharge = \$6,240.00 TOTAL FEE
Traffic Impact Phasing Analysis, fewer than 1,000 peak hour trips	\$2,000.00 Application Fee +\$ 80.00 4% Technology Surcharge = \$2,080.00 TOTAL FEE
Traffic Impact Phasing Analysis, equal to or greater than 1,000 peak hour trips	\$3,000.00 Application Fee +\$ 120.00 4% Technology Surcharge = \$3,120.00 TOTAL FEE
SUBDIVISION PLATS	
Preliminary Plat	A total of: \$3,400.00 Base Fee +\$25.00 Per Lot + 4% Technology Surcharge on above +\$100.00 Letter notice for projects requiring governing body approval
Preliminary Plat, Cluster or Conservation Subdivision	A total of: \$4,000.00 Base Fee +\$25.00 Per Lot + 4% Technology Surcharge on above +\$100.00 Letter notice for projects requiring governing body approval
Final Plat	A total of: \$700.00 Base Fee +\$ 25.00 Per Lot + 4% Technology Surcharge on above
Exempt Final Plat	\$75.00 Application Fee +\$ 3.00 4% Technology Surcharge = \$78.00 TOTAL FEE
Development Plan as Site Plan/Preliminary Plat	A total of: <ul style="list-style-type: none"> ▪ Half of zoning base fee, plus ▪ Half of site plan or preliminary plat base fee, plus ▪ 4% Technology Surcharge, plus Surcharges for advertising, letter notice, and signs**

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Re-Reviews	See Zoning Map Changes, Re-Reviews, pg. 1
LANDSCAPE FEES	
Landscape Extensions ▪ Major non-residential greater than 25,000 s.f. gross floor area; OR	\$300.00 + \$12.00(4% TS) = \$312.00 TOTAL
▪ Minor non-residential less than or equal to 25,000 s.f. gross floor area; OR	\$150.00 + \$ 6.00(4% TS) = \$156.00 TOTAL
▪ Residential	\$ 75.00 + \$ 3.00(4% TS) = \$ 78.00 PER LOT
Landscape Re-Inspections for Site Compliance	\$100.00 Base Fee** +\$ 4.00 4% Technology Surcharge = \$104.00 TOTAL FEE - 1st Re-Inspection **Each re-inspection will increase by \$104.00 (\$104.00 total for 1 st inspection, \$208.00 total for 2 nd inspection, \$312.00 total for 3 rd inspection, etc.)
FLOODPLAIN DEVELOPMENT PERMITS	
Floodplain Development Permit (Small): Floodplain Development Permit initiated through the Planning Department that does not require review of a flood study or approval by an elected body	\$150.00 Application Fee +\$ 6.00 4% Technology Surcharge = \$156.00 TOTAL FEE
Floodplain Development Permit (Large): Floodplain Development Permit initiated through the Planning Department that requires review of a flood study or approval by an elected body	\$500.00 Application Fee +\$ 20.00 4% Technology Surcharge = \$520.00 TOTAL FEE
HISTORIC PRESERVATION**	
Historic Landmark Designation	\$500.00 Application fee +\$ 20.00 4% Technology Surcharge +\$283.00 Notification Surcharge = \$803.00 TOTAL FEE
Major Certificate of Appropriateness, Historic Preservation Commission Review (requiring public hearing)	\$150.00 Application fee +\$ 6.00 4% Technology Surcharge +\$283.00 Notification Surcharge = \$439.00 TOTAL FEE
Minor Certificate of Appropriateness, Historic Preservation Commission Review (no public hearing)	\$150.00 Application fee +\$ 6.00 4% Technology Surcharge +\$ 53.00 Notification Surcharge = \$209.00 TOTAL FEE
Administrative Certificate of Appropriateness, Administrative Review	\$25.00 Application fee +\$ 1.00 4% Technology Surcharge = \$26.00 TOTAL FEE

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Historic Signs	\$150.00 Application fee +\$ 6.00 4% Technology Surcharge +\$283.00 Notification Surcharge =\$439.00 TOTAL FEE
SIGNAGE PLANS	
Common Signage Plan Review	\$175.00 Application Fee +\$ 7.00 4% Technology Surcharge =\$182.00 TOTAL FEE
Banner Plan Review Only	\$75.00 Application Fee +\$ 3.00 4% Technology Surcharge =\$78.00 TOTAL FEE
STREET/ALLEY**	
Street/Alley Closing (one governing body hearing)	\$ 800.00 Application Fee +\$ 32.00 4% Technology Surcharge +\$ 713.00 Notification Surcharge =\$1,545.00 TOTAL FEE
Street/Alley Closing (two governing body hearings)	\$ 800.00 Application Fee +\$ 32.00 4% Technology Surcharge +\$ 943.00 Notification Surcharge =\$1,775.00 TOTAL FEE
Street/Alley Renaming	\$ 600.00 Application Fee +\$ 24.00 4% Technology Surcharge +\$ 383.00 Notification Surcharge =\$1,007.00 TOTAL FILING FEE; Plus reimbursement for all street sign replacement costs. Payment must be arranged with Public Works.
UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT**	
Text Amendment	\$3,000.00 Application Fee +\$ 120.00 4% Technology Surcharge +\$ 785.00 Notification Surcharge =\$3,905.00 TOTAL FEE
CUSTOMER SERVICE CENTER APPLICATIONS	
Business/Zoning Verification Letters Includes Family Care Homes or Group Homes	\$15.00 Application fee +\$ 0.60 4% Technology Surcharge =\$15.60 TOTAL FEE
Home Occupation	\$25.00 Application fee +\$ 1.00 4% Technology Surcharge =\$26.00 TOTAL FEE
Mobile Vendor Registration and Annual Renewals	\$10.00 per cart/truck per year
Limited Agricultural Permit	\$25.00 Application Fee +\$ 1.00 Technology Surcharge =\$26.00 TOTAL FEE

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Temporary Use Permits	\$50.00 Application fee +\$ 2.00 4% Technology Surcharge =\$52.00 TOTAL FEE
NOTIFICATION SURCHARGES	
Newspaper Advertising For: <ul style="list-style-type: none"> ▪ Zoning Map Change, ▪ Land Use Plan Amendment, or ▪ Street Closing (heard by one governing body only) 	\$460.00
<ul style="list-style-type: none"> ▪ Street Closing (if case has to be heard by both governing bodies) 	\$690.00
<ul style="list-style-type: none"> ▪ BOA, ▪ Major Special Use Permit, ▪ Street Renaming, ▪ Vested Rights Determination, ▪ Certificates of Appropriateness, or ▪ Historic Landmark Designations 	\$230.00
<ul style="list-style-type: none"> ▪ Unified Development Ordinance Text Amendment 	\$690.00
Letter Notice For: <ul style="list-style-type: none"> ▪ Zoning Map Change or ▪ Land Use Plan Amendment 	\$95.00
<ul style="list-style-type: none"> ▪ BOA, ▪ Major Special Use Permit, ▪ Street Renaming, or ▪ Street Closing 	\$53.00
Signs For: <ul style="list-style-type: none"> ▪ Zoning Map Change, ▪ BOA, ▪ Major Special Use Permit, ▪ Vested Rights Determination, ▪ Street Renaming, or ▪ Street Closing 	\$100.00 per sign (if multiple signs are necessary to adequately notify neighbors, multiple signs will be charged for at the case intake)
OTHER FEES	
Formal Letter of Interpretation	\$40.00 Fee +\$ 1.60 4% Technology Surcharge =\$41.60 TOTAL FEE
Outdoor Seating Permits <ul style="list-style-type: none"> ▪ Initial permit or modifications to initial permit ▪ Renewal of permit with no changes 	\$250.00 Application Fee \$100.00 Application Fee
Costs for Departmental Publications <ul style="list-style-type: none"> ▪ Copies of publications on hand on June 16, 2008 ▪ Reproductions or new publications 	\$5.00 Priced according to costs
Large Format Copies	\$1.00 per square foot (For example, a 3 foot by 6 foot map equals 18 square feet for a copying charge of \$18.00)